

NATIONAL REGISTER
LISTED

National Register of Historic Places Registration Form

1. Name of Property

Other name/site number 173-11407

State Kansas Code KS County Sedgwick Code 173 Zip code 67218

☐ other, (explain:)

Penley House
Name of Property

Sedgwick County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Residential Resources of Wichita, 1870-1957

**Number of contributing resources previously listed
in the National Register**

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic: Single Family Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Single Family Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals:

Classical Revival

Materials
(Enter categories from instructions)

Foundation: concrete and brick

Walls: Wood lap siding

Roof: composite shingle

Other:

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Penley House
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8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1917

Significant Dates

1917

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

F.H. Penley, Builder

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

City of Wichita Historic Preservation Office

Penley House
Name of Property

Sedgwick County, Kansas
County and State

10. Geographical Data

Acreage of Property 0.49 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	4	6	5	0	2	7	5	4	1	7	0	3	2	0
Zone	Easting				Northing										
2															

3															
Zone	Easting				Northing										
4															

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Kathy L. Morgan, Senior Planner

Organization City of Wichita Historic Preservation Office Date April 30, 2009

Street & number 455 N Main, 10th Floor Telephone 316-268-4421

City or town Wichita State Kansas Zip code 67202-1688

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Julie Wright Connolly

Street & number 3400 Penley Drive Telephone 316-652-9382

City or town Wichita State Kansas Zip code 67218

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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National Park Service

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Penley House
Wichita, Sedgwick County, Kansas
Residential Resources of Wichita, 1870-1957

NARRATIVE DESCRIPTION

The Penley House is a Classical Revival-style single-family residence located at 3400 Penley Drive in Wichita, Kansas built in 1917. The house was originally addressed on Hillside, but when the 20-acre property was platted in 1941, the original driveway to the house was dedicated as the public street. Penley Drive is two blocks long connecting South Hillside and South Vassar streets. The main façade faces west. Penley House is situated at the top of a small rise and dominates the neighborhood. The surrounding houses, built during the decade after the property was platted, are one-story, Minimal Traditional-style residences.

Exterior

The two-and-one-half-story wood-frame house has original wood lap siding, eight-over-one and six-over-one wood sash windows, galleried wrap-around porch and a widow's walk atop a truncated hipped roof. One hipped-gable dormer with paired six-over-one wood sash windows is located on the roof pitch of the east elevation. The structure is decorated with Doric pilaster corner boards and windows have fixed wooden shutters. Deep overhanging eaves at the roof line and the gallery entablature have beaded board soffits with block modillions. The beaded board and block modillions are repeated in the rake of the tympanum of the portico. An acroterion is situated on the peak of the portico. An exterior brick chimney is a primary feature of the south side elevation.

A Greek temple portico supported by four colossal Ionic columns extends over the galleried porch on the main (west) elevation. Peripteral Doric columns sit atop brick piers supporting the second floor gallery, which ends past the first bay on the north and south elevations. The first story porch extends across the length of the west and first bay of the north elevation. A porte-cochere is situated at the south end of the west elevation. A modern wood deck is attached to the original porch on the north side elevation extends along the full length of the elevation. A single-story porch with a roof gallery at the northeast corner of the house was glassed-in after Donnell Wright purchased the home in 1975. The balustrade on the gallery and widow's walk are simple 2 X 2 pickets.

The front door is wood with beveled glass and leaded glass side-lights. The wood windows have multi-light upper sashes with single pane lower sashes and appear as single, double and triple units. A half-circle stained glass window is centered in the tympanum of the Greek temple portico. A set of original double glass panel doors opens out to the front gallery from each of the two front bedrooms. The Victorian era double screened doors are not original to the house and it is unknown when they were placed there.

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Penley House
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Interior

The entry hall and main staircase are flanked on either side by the dining room and the living room. A coat closet with a beveled mirror door is located between the stair and the dining room. The stairway has a landing midway up the flight to the second floor where a secondary stairway provides access down to the kitchen. The first floor has hardwood floors through out with the exception of the tile floor in the breakfast/plant room that was originally the screened back porch. The original plaster walls remain throughout the house. The dining room, kitchen and master bedroom have wallpaper applied over the plaster.

The dining room can be separated from the entry hall by multi-paned beveled glass pocket doors that are original to the house. The dining room walls are papered over the original plaster. The kitchen is accessed from the dining room and has been modernized. The stairway to the basement is located adjacent to the secondary staircase leading down to the kitchen and a half bath is tucked under the main staircase. A built-in pantry remains opposite the staircase.

The living room runs the width of the south side of the house with a small library and half bath at the east end of the room. The fireplace dominates the south wall of the room with its plain plaster finish and wood mantle. The walls are painted plaster and the ceiling is natural tongue-n-grove boards with wood box beams. The small library room has the same tongue-and-groove boards on the walls and ceiling.

The second floor contains three bedrooms. The third bedroom at the northeast corner has a bathroom that was added at the time the house was converted to apartments in the 1940s. The addition of the bathroom minimally altered the second floor hallway by narrowing the hall at the landing. The stairwell is separated from the hall by a simple balustrade. The hallway leads to a second bedroom at the northwest corner of the house. Between these two bedrooms is a full bath that is accessed from the hall. The master bedroom is located on the south side of the second floor. A portion of the east end of the room was used to build a master bath. A short hall with a built-in linen cupboard and the stairs leading up to the partially finished attic connect the master bedroom to the main hallway.

The attic has finished ceilings that conform to the roof structure and floor decking that has had carpeting laid in some places. The full basement has a finished family room, office and half bath. The unfinished utility room contains the laundry and furnace on the south side of the basement.

The property includes a non-contributing one-story mother-in-law cottage (ca. 1975) built on concrete slab that replaced an original garage. The cottage is located three feet from the southeast corner of the main house. The structure has a hipped side gable roof with 3-tab gray composition shingles and 10-inch masonite siding. The structure is currently vacant. No historic photo was found to document the original garage.

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Wichita, Sedgwick County, Kansas
Residential Resources of Wichita, 1870-1957

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STATEMENT OF SIGNIFICANCE

The Penley House, built in 1917, is being nominated under Criterion C in the area of Architecture as an excellent example of the Classical Revival style that was popular in the United States from 1890 through 1940. The Penley House is nominated as part of the Residential Resources of Wichita, 1870-1957 multiple property nomination. It is an example of the Single-Family Residence property type as described in the above-referenced multiple property documentation form. The house is located in the Paul's Addition, platted in 1941.

Historic Context

Frank H. Penley came to Kansas in 1870 at the age of 14, settling with his father and mother in Augusta. Frank followed in his father's footsteps and started his own farming and stock raising enterprise. He married in 1877 and raised three boys and one girl. It was on one of his trips bringing grain to the Wichita market that he spied the acreage that had the tree lined drive to the top of the hill. The previous house had burned in 1916.¹ The deed for the Penley property was recorded in February 1917. Penley purchased the property for his daughter Ruth and her husband Roy J. Paul for the sum of \$12,000.² The Classical Revival house was built by F.H. Penley and Roy Paul in 1917.³ It is unknown if the house was architect designed or if it was built from a plan book blue print offered by lumber yards during that time period. Roy Paul poured the concrete drive himself (see attached historic photo). The family lived in the house for the next twelve years.

From 1931 through 1934 Ruth Paul leased the property to the Wichita Day School for \$185.00 per month with an option to purchase for \$35,000.⁴ The school fell into arrears and the Paul family moved back into the house. World War II brought thousands of aircraft manufacturing jobs to the city in the early 1940's, resulting in a population explosion. With housing demands increasing in the 1940s, Ruth and Roy Paul decided to plat the 20 acres and sell lots for single family housing (copy of plat is attached). Section B of the platting document recorded at Sedgwick County established a committee consisting of Roy Schnug, James Glasco and Thelma Paul to review and approve all building plans, specifications and site plans before any buildings could be erected.⁵ Additionally in Section F of the platting document, "no persons of any race other than the Caucasian race shall use or occupy any building or lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant."

¹ Wichita Eagle. June 15, 1982 UpFront section.

² Abstract of Title, Lot 22, Block 1, Paul's Addition.

³ Wichita Beacon. Sunday Magazine, October 24, 1926, pg. 5.

⁴ Abstract of Title, Lot 22, Block 1, Paul's Addition.

⁵ Abstract of Title, Lot 22, Block 1, Paul's Addition. A copy of the platting document in its entirety is included in the abstract.

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Penley House
Wichita, Sedgwick County, Kansas
Residential Resources of Wichita, 1870-1957

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J. C. Nichols(1880-1950), an influential real estate developer from Kansas City in the first half of the 20th century, played a key role in promoting the use of racial covenants and other deed restrictions, to keep African Americans and other "undesirable" ethnic and racial groups out of neighborhoods. His writings and strategies had great influence in the United States real estate industry and on government policy and agencies, such as the influential mortgage underwriter, the Federal Housing Administration (FHA). The 1948 United States Supreme Court decision *Shelley v. Kraemer* made such covenants unenforceable although many remained on deeds and platting instruments because of the practical difficulty of changing them.⁶

When the Chamber of Commerce began its "Wichita the Air Capital" campaign in 1928, it created a foreshadowing of events to come. With war on the horizon in 1939 to 1941, the city began to experience a shortage of housing as it had never seen before - due mainly to the fact that Wichita's aircraft companies had attracted major contracts to build military planes for the U.S. government. Cessna, Stearman (renamed Boeing-Wichita in 1941), and Beechcraft began to hire workers to keep up with the demand.

By October 1940, 3782 people were employed in aviation. All three major companies were expanding their facilities and expected to have 8750 employees between them by year's end.⁷ [Compare to 841 employees in the "booming" early days of 1928].⁸ As people flocked to Wichita for employment they inundated the available housing. To provide for these newcomers as quickly as possible President Roosevelt designated Wichita as one of 146 "defense areas" where homes would be financed through the Federal Housing Administration with no down payment. Also, the Federal Public Housing Authority backed three separate developments of rental housing. Southeast Wichita provided the most convenient locations in relation to the aircraft plants. Six hundred units were constructed in Hilltop Manor from 1941 to 1944. Beechwood soon followed in 1942 with plans that called for 500 units; Planeview began at that time also, aiming for 4382 housing units. For defense housing in Wichita and other designated cities, the federal government used a standardized design that it identified as a "minimal house". In its basic form it contained four-rooms plus bath.⁹ In addition to defense housing, property owners with large homes were encouraged to divide the house into apartments. The Penley House was one of these homes.

In 1943, the house was leased to the US Government and it was divided into four apartments to provide housing for the aircraft industry workers. The property was sold to Joseph Morris in 1946 and the government maintained the lease through the first half of 1949. Donnell Wright purchased the property in 1975 and converted it back to a single-family house. The only evidence that remains from

⁶ Pearson Education, "Shelley v. Kraemer (1948)" website available at: <http://www.infoplease.com/us/supreme-court/cases/ar38.html>

⁷ *Wichita Eagle*. Oct 19, 1940.

⁸ *Wichita Eagle*. Jul 26, 1928, p. 1

⁹ "Public Housing: The Work of the Federal Public Housing Authority, National Housing Agency". Federal Public Housing Authority, Washington, D.C., March 1946.

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Penley House
Wichita, Sedgwick County, Kansas
Residential Resources of Wichita, 1870-1957

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when it was divided into apartments is a bathroom attached to one of the upstairs bedrooms. The property was probated to Julie Wright Connolly in January 1994.

Architecture -Classical Revival

Classical Revival architecture, most popular in America from about 1770 to 1830, re-emerged during the first two decades of the 20th century, particularly for public buildings. The 1893 Columbian Exposition celebrated the grand scale, symmetry and classical ornament that were characteristic of this style. This resurgence of the Classical Revival style is simpler and more oriented toward an American interpretation of Greek architecture.¹⁰ Houses are usually rectangular in plan with the long side facing the street; front-gabled with a wing on each side, walls are brick, stucco, stone or wood clapboard, a low-hipped roof, symmetrical fenestration, semi-elliptical fanlights and multipaned side lights. The vertical column, usually on a porch or porte cochere, is a fundamental feature of this style. The Penley House is a particularly grand example of this style, which was popular in Wichita from the turn of the 20th century to the early 1930s.

Summary

The Penley House is eligible for listing under Criterion C in the area of Architecture as an excellent example of the Classical Revival style prevalent in Wichita from the 1890 through 1940. The juxtaposition of the Classical Revival structure built in the first quarter of the 20th century against the Minimal Traditional residences built during the mid-20th century provides physical documentation as housing followed the population growth of the city. The property also meets the criteria established in the Residential Resources of Wichita, 1870-1957 multiple property nomination as a building that represents residential housing during the second decade of the 20th century.

¹⁰ Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W. W. Norton & Co., 1996), 63-64.

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Wichita, Sedgwick County, Kansas
Residential Resources of Wichita, 1870-1957

BIBLIOGRAPHY

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Wichita Eagle and Beacon, various issues 1870 through 1982.

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Who's Who In Greater Wichita, 1963. Wichita Historical Museum Association, publisher.

<http://www.infoplease.com/us/supreme-court/cases/ar38.html>

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Wichita, Sedgwick County, Kansas
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Section Number 10 & Photos Page 8

VERBAL BOUNDARY DESCRIPTION

The Penley House is located one block east of Hillside on Penley Drive. It is situated on Lot 22, Block 1 Paul's Addition on the north side of the street.

BOUNDARY JUSTIFICATION

The original 20 acres was platted in 1941 and parcels sold for development. What once was the driveway up to the house became Penley Drive. Lot 22, Block 1 is the half-acre parcel that remains with the house. The nominated property includes this property that remains associated with the Penley House.

PHOTOGRAPHIC INFORMATION

Property Name: Penley House
Location: 3400 Penley Drive, Wichita, Kansas
Photographer: Sarah Martin
Date: 8 July 2009

Photo 1: West (front) elevation showing sidewalks and driveway, facing E
Photo 2: North (side) and west (front) elevations, facing SE
Photo 3: West (front) elevation, facing E
Photo 4: South (side) elevation showing porte-cochere, facing N
Photo 5: Close-up of porch columns, facing N
Photo 6: Close-up of Ionic capital
Photo 7: Interior, main entrance showing glass panel door and original light fixture in entryway, facing NW
Photo 8: Interior, living room, facing S
Photo 9: Interior, dining room, facing SW
Photo 10: Interior, staircase, looking down from second floor
Photo 11: Interior, door hardware
Photo 12: Interior, staircase detail

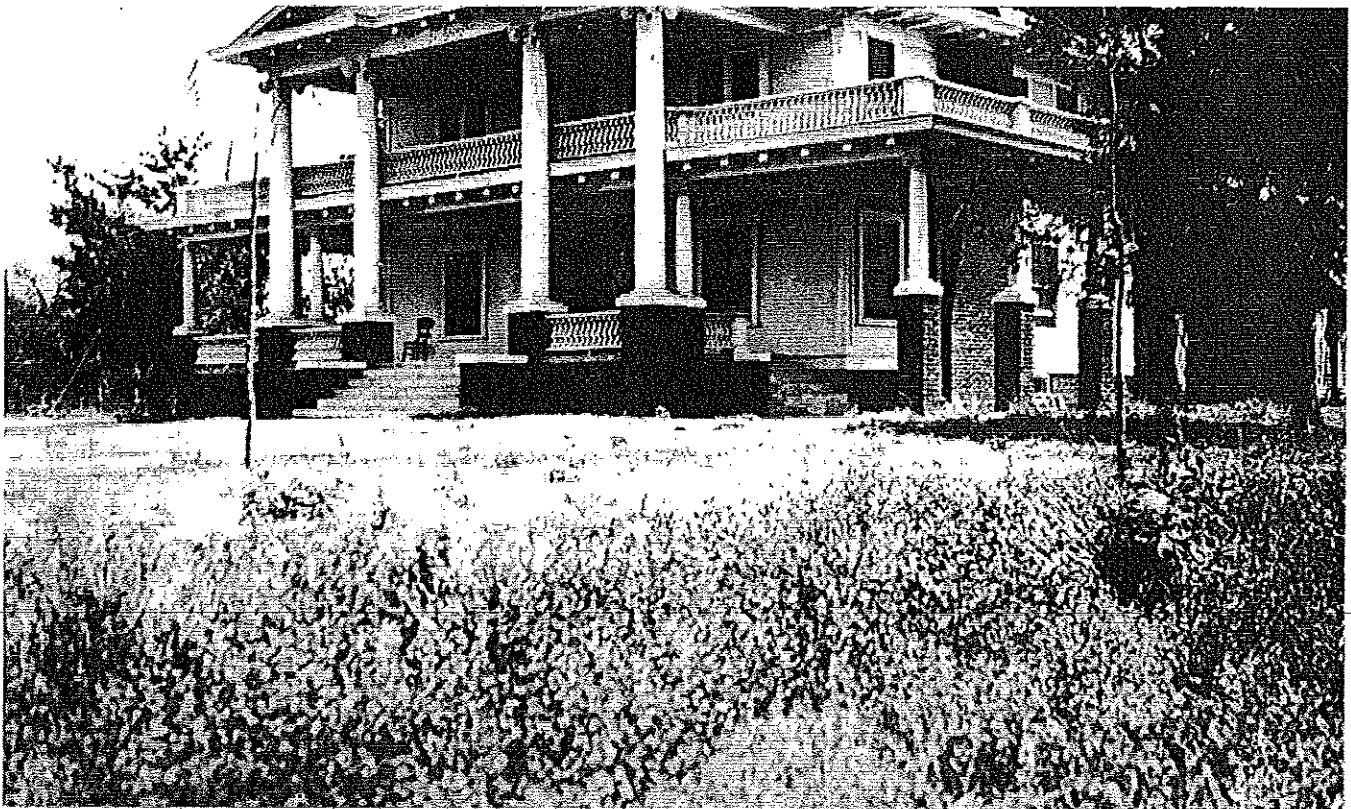
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Penley House
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Residential Resources of Wichita, 1870-1957

Historic Photographs



Penley House, date unknown.

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Wellsie Home - what was built in foreground
Penley House photos, prior to 1941.

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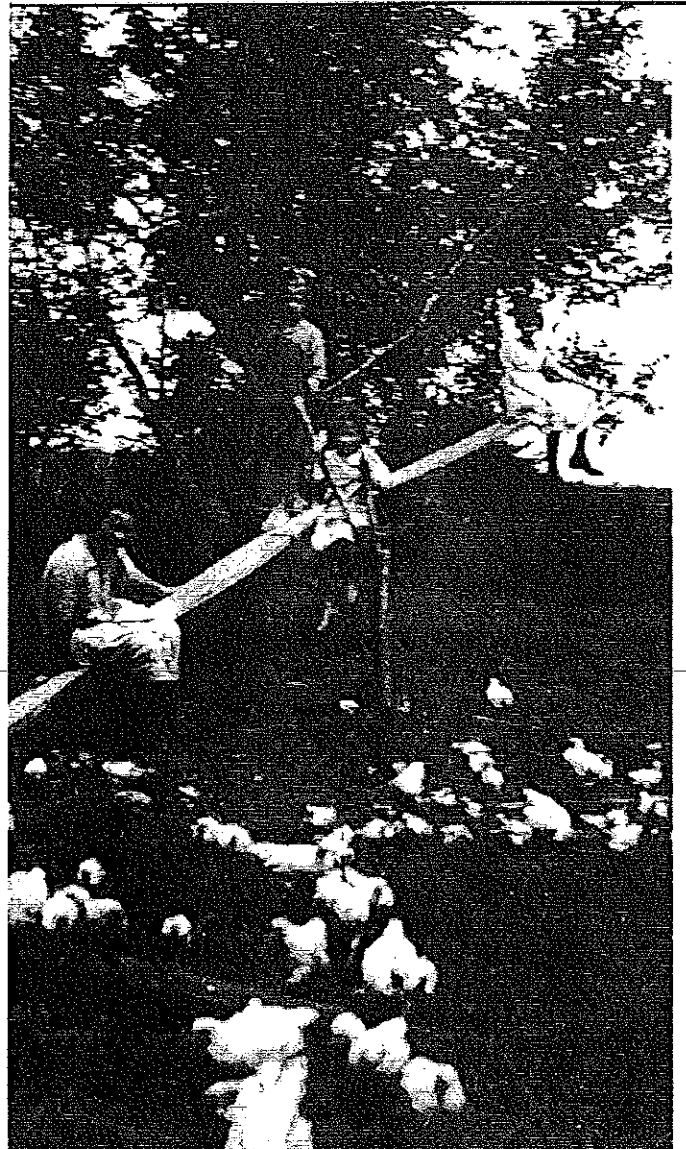
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Roy Paul building concrete drive. Paul children with neighborhood children in foreground.



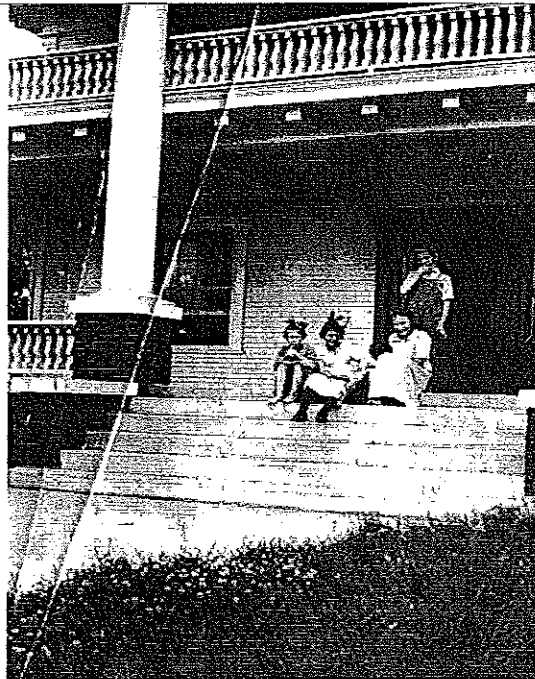
Paul girls in orchard. Date unknown.

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Various photos of the Paul children, Thelma, Harold, Mildred and Alice.

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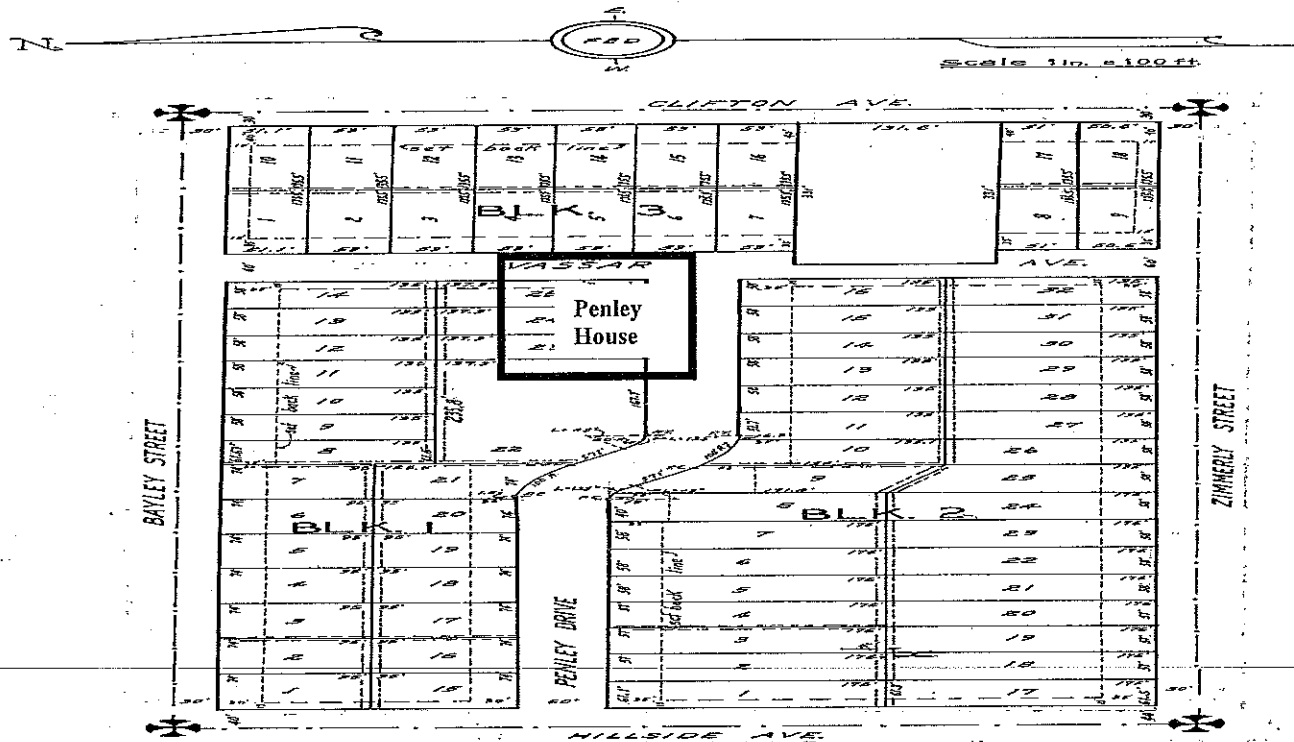
1938 aerial. Penley House acreage outlined. Wichita-Sedgwick County Metropolitan Area Planning Department.

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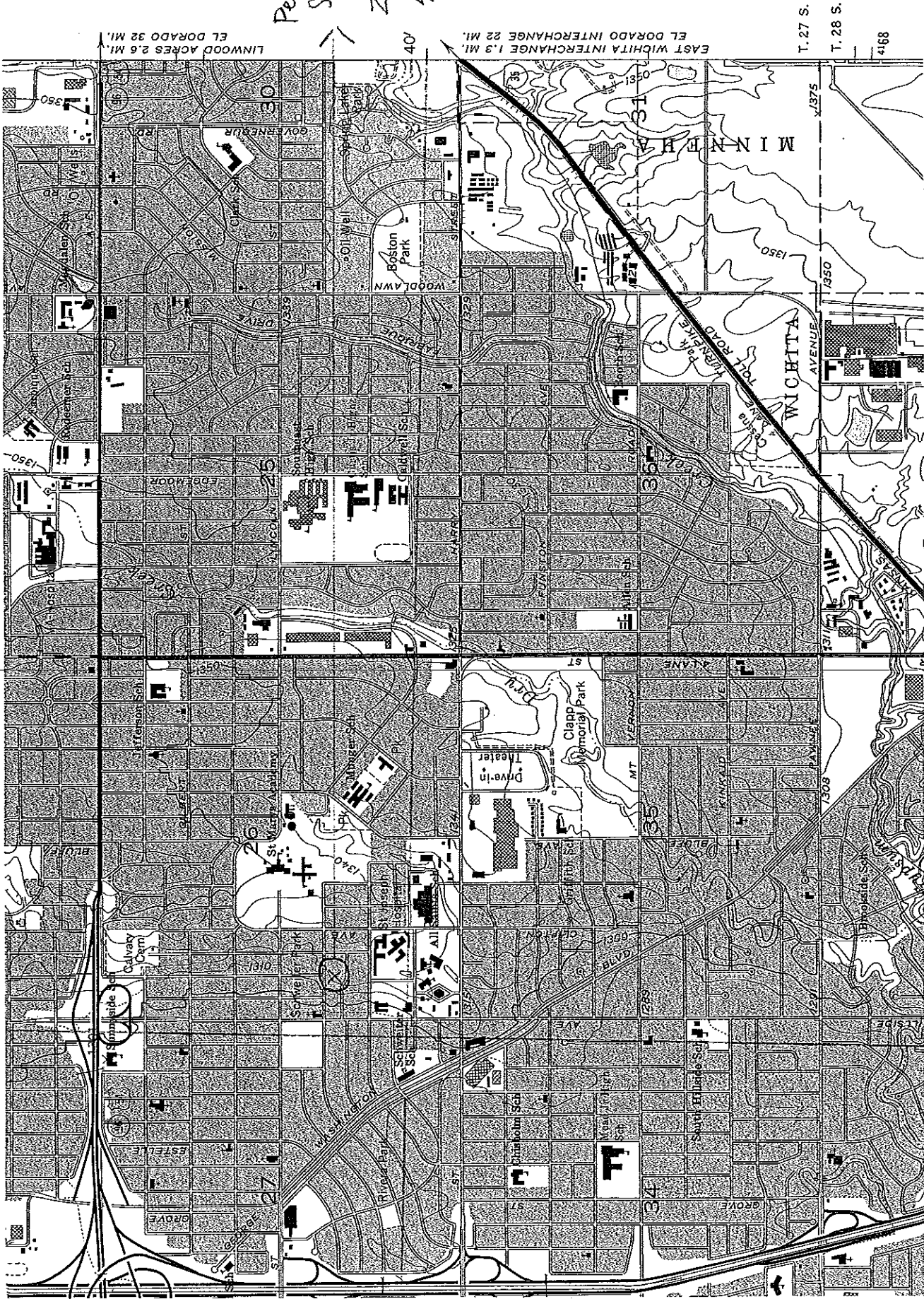
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1941 Plat map Paul's Addition

Penley House
Sedgwick Co, KS

Zone 14
650245 E
4170320 N



T. 27 S.

T. 28 S.

4168

This is a detailed topographic map of a portion of Minneapolis, Minnesota. The map shows a grid of streets, including major thoroughfares like Hennepin Avenue and Washington Avenue. Several parks are depicted, including Clapp Memorial Park and Clapp Park. The Mississippi River is shown on the right side of the map, with the city of Minneapolis labeled at the top. The map includes various symbols for buildings, schools, and other landmarks. The map is oriented with North at the top.